

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Cambridge

State: MA

PJ's Total HOME Allocation Received: \$15,121,144

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 19			
<u>Program Progress:</u>							
% of Funds Committed	96.34 %	93.09 %	5	92.82 %	81	77	
% of Funds Disbursed	87.99 %	86.95 %	8	82.38 %	66	66	
Leveraging Ratio for Rental Activities	10.29	7.64	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.14 %	86.53 %	9	80.69 %	65	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.21 %	71.66 %	15	67.01 %	34	34	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	62.89 %	80.76 %	19	79.23 %	9	12	
% of 0-30% AMI Renters to All Renters***	32.08 %	48.82 %	16	44.47 %	30	29	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	74.84 %	95.50 %	19	93.93 %	6	5	
<u>Overall Ranking:</u>				In State:	17 / 19	Nationally:	34 36
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$38,941	\$24,640		\$24,984	159 Units	56.40 %	
Homebuyer Unit	\$27,292	\$15,672		\$14,192	115 Units	40.80 %	
Homeowner-Rehab Unit	\$15,438	\$14,629		\$20,036	8 Units	2.80 %	
TBRA Unit	\$0	\$3,766		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Cambridge MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$180,051	\$190,711	\$26,988
State:*	\$135,022	\$95,362	\$22,537
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	1.3 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	39.2	33.0	50.0	0.0
Black/African American:	42.5	36.5	50.0	0.0
Asian:	2.5	4.3	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.7	2.6	0.0	0.0
Asian/Pacific Islander:	0.8	8.7	0.0	0.0

ETHNICITY:

Hispanic	13.3	14.8	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	38.3	7.0	25.0	0.0
2 Persons:	21.7	19.1	50.0	0.0
3 Persons:	22.5	29.6	12.5	0.0
4 Persons:	14.2	23.5	12.5	0.0
5 Persons:	2.5	14.8	0.0	0.0
6 Persons:	0.8	3.5	0.0	0.0
7 Persons:	0.0	1.7	0.0	0.0
8 or more Persons:	0.0	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	41.7	6.1	25.0	0.0
Elderly:	4.2	3.5	37.5	0.0
Related/Single Parent:	35.0	43.5	37.5	0.0
Related/Two Parent:	15.0	45.2	0.0	0.0
Other:	4.2	1.7	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	67.5	3.5 [#]
HOME TBRA:	0.8	
Other:	3.3	
No Assistance:	28.3	

of Section 504 Compliant Units / Completed Units Since 2001 203

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Cambridge State: MA Group Rank: 34
 (Percentile)
 State Rank: 17 / 19 PJs Overall Rank: 36
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.14	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	62.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	62.89	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	74.84	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

